

Before the Board of Zoning Adjustment, D. C.

Application No. 11667, of Albert E. and Suzanne S. Graf, pursuant to Section 8207.1 of the Zoning Regulations for a variance from the side yard requirements of Section 3305.1 of the Regulations to permit a one-story addition in the front of a dwelling as provided by Section 8207.11 of the Regulations, in the R-1-B zone at 3282 Aberfoyle Place, N. W., Lot 817, Square 2354.

ORDERED:

That the above application be DENIED.

VOTE: 5-0

HEARING DATE: June 19, 1974

EXECUTIVE SESSION: June 25, 1974

FINDINGS OF FACT:

1. The Board finds that the applicant proposes to extend and enclose the existing front porch of single-family dwelling which exists on the subject property.

2. The Board finds that the applicant needs a side yard variance of 3 feet and 5.80' feet side yard, whereas the regulations require two 8 feet side yards in the R-1-B zone.

3. The Board finds that the proposed addition and enclosure would extend the length of the existing porch 4 feet into the front yard of the subject property.

4. The Board finds that the purpose of the proposed addition is to provide a family room to the existing dwelling.

5. The Board finds that the applicant has constructed a porch or some type of addition to the rear of the subject dwelling.

6. The Board finds that the applicant testified at public hearing that she had no hardship as a reason for requesting these side yard variances.


7. Four members of the neighborhood where the applicant resides and proposes the subject addition testified at public hearing in opposition to this application on grounds that the proposed addition would change the architectural character of the neighborhood and cut off light and air to the dwellings located on abutting properties.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board concludes that the applicant has not demonstrated the existence of a practical difficulty or hardship as a result of strict application of the Zoning Regulations which is required for the granting of area variances as provided by Section 8207.11 of the Regulations. Because the applicant has failed to carry this burden of proof required for the granting of a variance, the Board concludes that the granting of the requested relief would impair the intent and purpose of the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:

  
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER:

7/30/74